

## SECTION 2302: LAND DISTURBANCES

1. Clearing of a Site: Unless associated with a bona fide public works project, it shall be unlawful for any person, individual, partnership, corporation, association or other legal entity to engage in land clearing, including the stripping and removal of topsoil, from any site, parcel, or lot within the City without first receiving a Development Permit.
2. Grading and Filling of Property: In order to protect adjacent properties, public roads, public watercourses, and to provide for adequate drainage of surface water, in addition to adhering to adopted soil erosion and stormwater management requirements of the City, the following rules shall apply to all construction activities pursuant to this Ordinance.
  - a. Flow Alterations: The final grade surface of ground areas surrounding a building or structure shall be designed and landscaped such that surface water flow away from the building or structure is managed in a manner which prevents:
    - 1) Increased flow onto adjacent properties or public roads
    - 2) Erosion or filling of a roadside ditch
    - 3) Blockage of a public watercourse or drain
    - 4) Creation of standing water, other than in an approved detention or retention pond.
    - 5) Direct discharge into surface water.
  - b. Elevation Restrictions: Filling a parcel of land with earth or other materials to an elevation above the established grade of adjacent developed land is prohibited without obtaining approval from the City Engineering Department.
3. State and federal approvals: The City shall not approve any land use or issue which requires a state, or federal permit until satisfactory evidence of such has been submitted. Examples of such permits include (but are not limited to) critical dunes, air quality, wetlands, inland lakes dredge and fill, floodplain and activities under the jurisdiction of state soil erosion and sedimentation regulations.